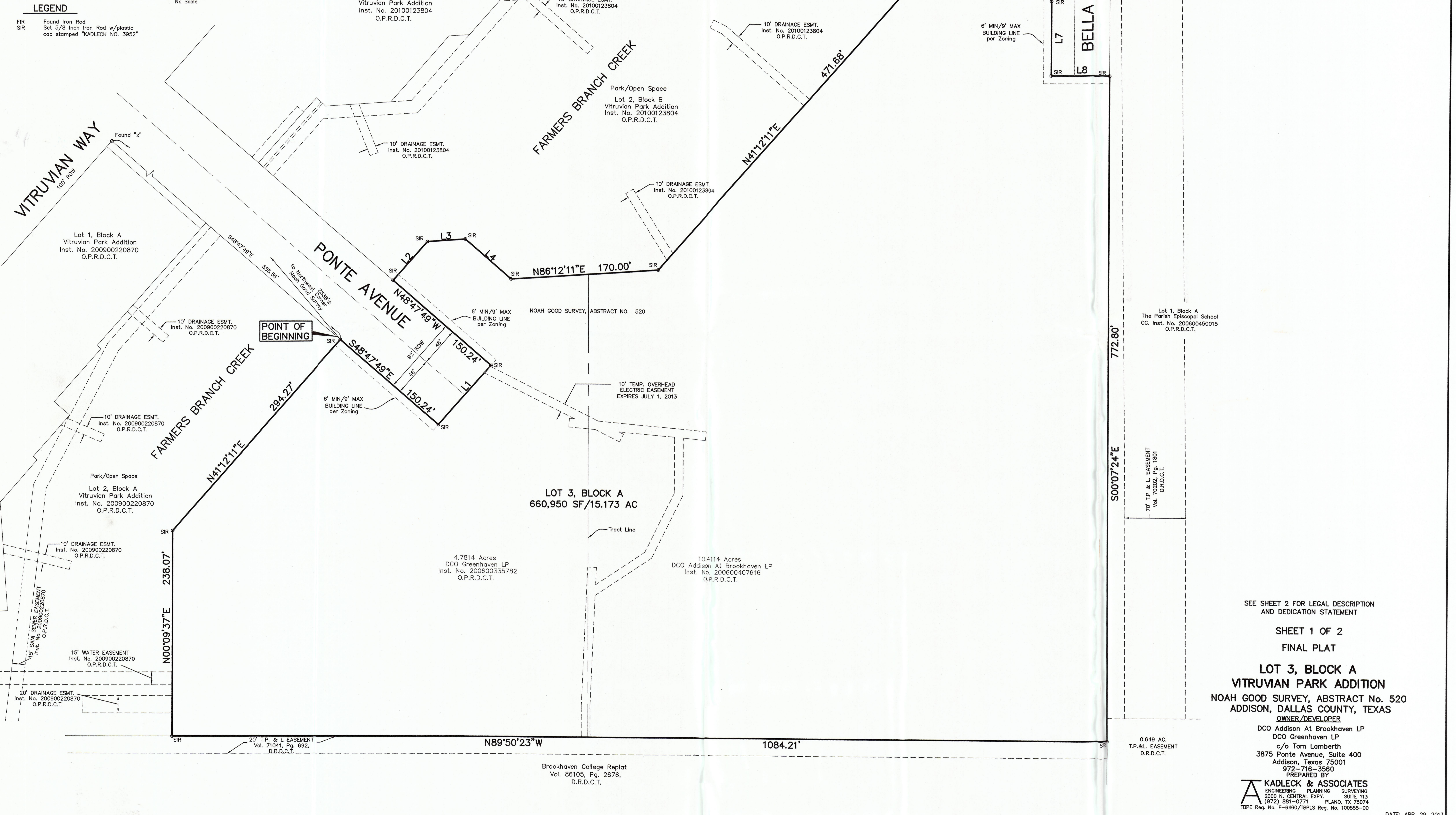


LEGEND
 FIR Found Iron Rod
 SIR Set 5/8 Inch Iron Rod w/plastic cap stamped "KADLECK NO. 3952"

NUM	DELTA	ARC	RADIUS	CHORD BEARING	CHORD
C1	48°57'26"	85.45'	100.00'	N65°40'54"E	82.87'

NUM	BEARING	DISTANCE
L1	N41°12'12"E	92.00'
L2	N41°12'11"E	80.00'
L3	N86°12'11"E	43.89'
L4	S48°47'49"E	70.00'
L5	S89°50'23"E	56.87'
L6	S07°30'37"E	74.92'
L7	S00°09'37"W	86.50'
L8	S89°50'23"E	69.18'



SEE SHEET 2 FOR LEGAL DESCRIPTION AND DEDICATION STATEMENT

SHEET 1 OF 2
 FINAL PLAT

**LOT 3, BLOCK A
 VITRUVIAN PARK ADDITION**
 NOAH GOOD SURVEY, ABSTRACT NO. 520
 ADDISON, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER
 DCO Addison At Brookhaven LP
 DCO Greenhaven LP
 c/o Tom Lamberth
 3875 Ponte Avenue, Suite 400
 Addison, Texas 75001
 972-716-3560

PREPARED BY
KADLECK & ASSOCIATES
 ENGINEERING PLANNING SURVEYING
 2000 N. CENTRAL EXPY., SUITE 113
 (972) 881-0771 PLANO, TX 75074
 TBPE Reg. No. F-6460/TBPLS Reg. No. 100555-00

F:\3000-3099\3045 Spring Valley Road - com\3045 Vitruvian Park Phase\PLAT B.dwg, 6/13/2013 9:27:45 AM

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, DCO ADDISON AT BROOKHAVEN LP and DCO GREENHAVEN LP, are the owners of a tract or parcel of land situated in the Noah Good Survey, Abstract No. 520, Town of Addison, Dallas County, Texas, said tract being all of a called 10.4114 acre tract of land conveyed to DCO Addison At Brookhaven LP by deed recorded in County Clerk Instrument Number 200600407616, Official Public Records of Dallas County, Texas and a called 4.7814 acre tract of land conveyed to DCO Greenhaven LP by deed recorded in County Clerk Instrument Number 200600335782, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner in the southwest line of Ponte Avenue (a 92 foot right of way), said point being the northeast corner of Lot 2, Block A, of Vitruvian Park Addition, as recorded in County Clerk Instrument Number 200900220870, Official Public Records of Dallas County, Texas, and said point being S 48°47'49" E, a distance of 555.56 feet from a found "x" cut on concrete pavement at the intersection of the southwest line of Ponte Avenue with the southeast line of Vitruvian Way (a 100 foot right of way;

THENCE, S 48°47'49" E, continuing with the southwest line of Ponte Avenue, a distance of 150.24 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner at the end of the existing right of way dedication for Ponte Avenue;

THENCE, N 41°12'12" E, with the end of the existing right of way for Ponte Avenue, a distance of 92.00 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner;

THENCE, N 48°47'49" W, with the northeast line of Ponte Avenue, a distance of 150.24 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner, said point being the most southerly corner of Lot 2, Block B of Vitruvian Park Addition as recorded in County Clerk Instrument Number 201000123804, Official Public Records of Dallas County, Texas;

THENCE, the following courses and distances with the south and southeast line of said Lot 2, Block B:

- N 41°12'21" E, departing the northeast line of Ponte Avenue, a distance of 60.00 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner;
- N 86°12'11" E, a distance of 43.89 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner;
- S 48°47'49" E, a distance of 70.00 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner;
- N 86°12'11" E, a distance of 170.00 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner;
- N 41°12'11" E, a distance of 471.68 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the beginning of a tangent curve to the right with a central angle of 48°57'26", a radius of 100.00 feet, a chord bearing of N 65°40'54" E and a chord distance of 82.87 feet;
- Northeasterly, along said curve, an arc distance of 85.45 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" at the point of tangency;
- S 89°50'23" E, a distance of 56.87 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner in the west line of Bella Lane (a variable width right of way at this location), as dedicated by the map of Lot 3, Block B of Vitruvian Park Addition and Bella Lane Right of Way Dedication, as recorded in County Clerk Instrument Number 201100123703, Official Public Records of Dallas County, Texas;

THENCE, S 07°30'37" E, with the west line of Bella Lane, a distance of 74.92 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner;

THENCE, S 00°09'37" W continuing with the west line of Bella Lane, a distance of 86.50 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner at the southwest corner of the said Bella Lane right of way dedication;

THENCE, S 89°50'23" E, with the south end of Bella Lane, a distance of 69.18 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner in the east line of the said 10.4114 acre tract and the west line of Lot 1, Block A of The Parish Episcopal School as recorded in CC Instrument Number 200600450015, Official Public Records of Dallas County, Texas;

THENCE, S 00°07'24" E, with the east line of the 10.4114 acre tract and the west line of said Lot 1, Block A, a distance of 772.80 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner, said point being the southeast corner of the said 10.4114 acre tract and the northeast corner of Brookhaven College Replat as recorded in Volume 86105, Page 2646, Deed Records of Dallas County, Texas;

THENCE, N 89°50'23" W, with the north line of the said Brookhaven College Replat, a distance of 1,084.21 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner, said point being the southeast corner of said Lot 2, Block A of Vitruvian Park Addition;

THENCE, the following courses and distances with the east and southeast line of said Lot 2, Block A:

- N 00°09'37" E, a distance of 238.07 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck No. 3952" for a corner;
- N 41°12'11" E, a distance of 294.27 feet to the Point of Beginning and Containing 660,950 square feet or 15.173 acres of land.

CERTIFICATE OF APPROVAL

APPROVED this 14th day of June, 2013 by Town of Addison, Texas.

Mayor [Signature]
City of Secretary [Signature]

Conformed Copy
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
07/12/2013 09:20:17 AM
\$99.00



OWNER'S DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DCO ADDISON AT BROOKHAVEN LP and DCO GREENHAVEN LP, ("Owners") do hereby adopt this plat designating the hereinabove property as LOT 3, BLOCK A, VITRUVIAN PARK ADDITION, an addition to the Town of Addison, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown thereon.

The easements shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

Any drainage and floodway easement shown hereon is hereby dedicated to the public's use forever, but including the following covenants with regards to maintenance responsibilities. The existing channels or creeks traversing the drainage and floodway easement will remain as an open channel, unless required to be enclosed by ordinance, at all times and shall be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage and floodway easement. The Town will not be responsible for the maintenance and operation of said creek or creeks or for any damage or injury of private property or person that results from the flow of water along said creek, or for the control of erosion. No obstruction to the natural flow of water runoff shall be permitted by construction of any type building, fence or any other structure within the drainage and floodway easement. Provided, however, it is understood that in the event it becomes necessary for the Town to channelize or consider erecting any type of drainage structure in order to improve the storm drainage, then in such event, the Town shall have the right, but not the obligation, to enter upon the drainage and floodway easement at any point, or points, with all rights of ingress and egress to investigate, survey, erect, construct or maintain any drainage facility deemed necessary by the Town for maintenance or efficiency of its respective system or service.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS, MY HAND AT Addison, Texas, this the 14th day of June, 2013.

By: DCO ADDISON AT BROOKHAVEN LP, a Delaware limited partnership
and DCO GREENHAVEN LP, a Delaware limited partnership
By: DCO REALTY, INC., a Delaware corporation

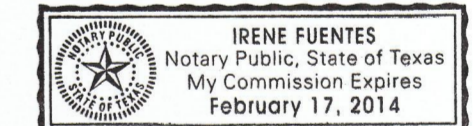
By: Tom Lamberth, Authorized Agent

THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Tom Lamberth, authorized agent for DCO Realty, Inc., a Delaware corporation, general partner of DCO Addison at Brookhaven, LP, a Delaware limited partnership, DCO Greenhaven, LP, and DCO Talisker LP, a Delaware limited partnership, on behalf of said limited partnership, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said DCO Realty, Inc. and that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14th day of June, 2013.

[Signature]
Notary Public, State of Texas



SEE SHEET 2 FOR LEGAL DESCRIPTION AND DEDICATION STATEMENT

SHEET 2 OF 2

FINAL PLAT

LOT 3, BLOCK A
VITRUVIAN PARK ADDITION
NOAH GOOD SURVEY, ABSTRACT No. 520
ADDISON, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER
DCO Addison At Brookhaven LP
DCO Greenhaven LP
c/o Tom Lamberth
3875 Ponte Avenue, Suite 400
Addison, Texas 75001
972-716-3560

PREPARED BY
KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
2000 N. CENTRAL EXPY., SUITE 113
(972) 881-0771 PLANO, TX 75074
TBPE Reg. No. F-6460/TBPLS Reg. No. 10055-00

NOTES

- 1. The bearing basis for this plat is a bearing of S 26°18'00" W for Brookhaven Club Drive (now Vitruvian Way) as indicated in the deed to DCO Clipper Pointe, LP as recorded in County Clerk Instrument No. 20070170325, Deed Records of Dallas County, Texas.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS }

I, L. LYNN KADLECK, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown hereon were found and placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the Town of Addison.

Dated this the 14th day of June, 2013.

[Signature]
L. LYNN KADLECK
Registered Professional
Land Surveyor No. 3952



STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kadleck, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14th day of June, 2013.

[Signature]
Notary Public, State of Texas

